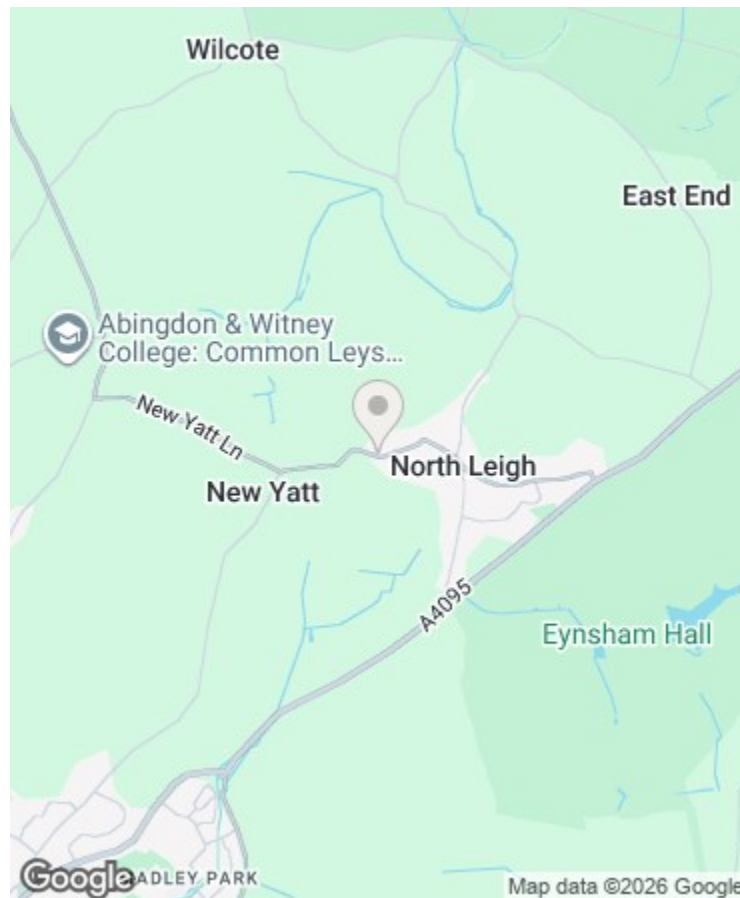




THE COTSWOLD LETTING AGENCY

BETTER BY FAR



Directions

Viewings

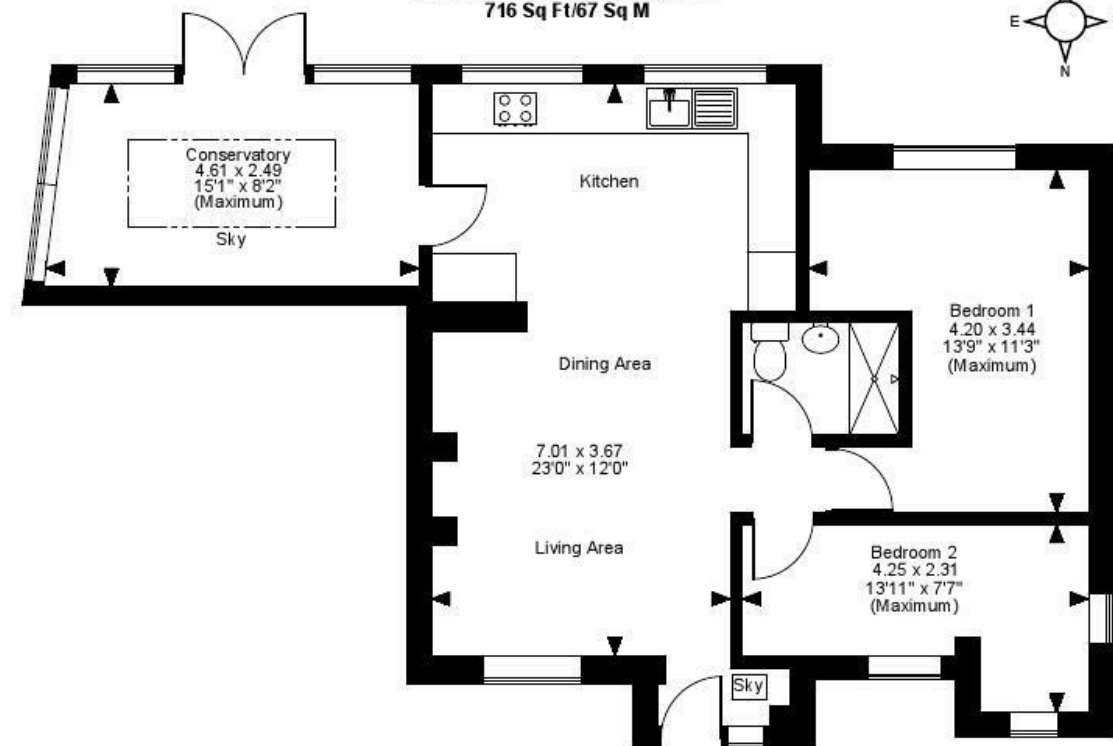
Viewings by arrangement only. Call 01993 684572 to make an appointment.

EPC Rating

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The Chalet, New Yatt Road, Witney
Approximate Gross Internal Area
716 Sq Ft/67 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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The Chalet New Yatt Road, North Leigh, OX29 6TL

£1,100

- Studio like property
- Conservatory
- Contemporary with modern appliances
- Bright and airy rooms
- Fireplace and snug surroundings

The Chalet New Yatt Road, North Leigh OX29 6TL

The Chalet is a contemporary bungalow with modern appliances and stylish interior. With a gorgeous conservatory and a stretch of windows across the kitchen, the chalet is incredibly light and airy, This 2-bedroom studio is classy and clean, with modern appliances and tasteful interior. Located in the idyllic Cotswolds village of North Leigh, just south of Witney, this property comes with its own enclosed garden & parking space, it really is a secret gem. Rent excludes bills.



Council Tax Band: B



Property Information

The Chalet is located in a lovely village called North Leigh, which is just northeast of Witney in Oxfordshire. North Leigh lives up to the Cotswolds title of Area of Outstanding Natural Beauty, with rows of honey-coloured homes and history, particularly the remains of North Leigh Roman Villa which is set within a peaceful landscape on the banks of the River Evenlode. With a primary school, library, post office, village shop and hall, North Leigh has many amenities to enjoy whilst also experiencing the luxuries of the surrounding countryside!

The Chalet is a studio like property spread across one floor, with rooms that are very bright and airy with windows and a conservatory that emit beams of natural light. Equally, the fireplace and snug surroundings offer that cosy, welcoming feel. As you come up to enter the property, you'll find a large gravel driveway out front and an enclosed garden around the back.

As you enter, the home widens up into a lovely open plan area, where the living room, dining area and kitchen flow. The living room has wooden floors and a fireplace, with room for sofas, smart TV and a dining room table. The open plan space is great for those who enjoy hosting and entertainment. The kitchen has gorgeous charcoal floor tiles, grey cabinets, wooden countertops and a built in fridge freezer. The entire property feels very sleek and clean.

Adjacent to the kitchen, there is a conservatory which offers flexibility as it could be transformed into a snug, office or games room. As The Chalet comes unfurnished, you have the opportunity to make the space your own and create an environment that works for you. The conservatory absorbs the sun light and the doors open out to the garden, which is ideal for summer evenings.

There are two bedrooms at The Chalet. The master bedroom is larger and has room for wardrobes and additional storage and the second bedroom is a single that could become a study or vanity/dressing room if you wished. The bathroom has modern appliances and elegant interior. The Chalet is a very sweet space and one that you can make your own,

ideal for a couple or individual who are relocating to the Cotswolds!